

WHEREAS, by her last will and testament executed on the 6th day of April, 1943, LEAH FRANCES BERGER, Deceased, wife of ERNEST BERGER, of Frederick, Maryland, devised and bequeathed all of her property, both real and personal, to the said ERNEST BERGER, her husband, of Frederick, Maryland; and,

WHEREAS, on the 23rd day of April, 1948, the said LEAH FRANCES BERGER, Deceased, died testate, possessed of certain personal property and of certain real property, hereinafter particularly described, and which said personal and real property she owned jointly with the said ERNEST BERGER, her husband; and,

WHEREAS, by virtue of the said last will and testament of the said LEAH FRANCES BERGER, Deceased, her interest in the said real and personal property passed to and is now vested in the said ERNEST BERGER; and,

WHEREAS, all and sundry claims against the estate of the said LEAH FRANCES BERGER, Deceased, have been fully paid and satisfied;

NOW, THEREFORE, THIS TRUST AGREEMENT WITNESSETH AS FOLLOWS: That ERNEST BERGER, of Frederick, Maryland, being free from debt, and being desirous of securing to his two sons, DAVID STEINMAN BERGER and HENRY WEINBERG BERGER, both of Frederick, Maryland, a place of abode and dwelling, and being seized and possessed of the personal and real property hereinafter mentioned, for and in consideration of the natural love and affection that he has and bears unto his sons, the said DAVID STEINMAN BERGER and HENRY WEINBERG BERGER, and also in consideration of FIVE DOLLARS (\$5.00) to him in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby convey said property, both real and personal, hereinafter mentioned, to ERNEST BERGER, in trust for the uses and purposes hereinafter set forth, as follows:

1. All those lots, parts of lots, and parcels of real estate, with all improvements thereon and appurtenances thereunto belonging, situated, lying and being on the West side of College Avenue, in Frederick City, in Frederick County, in the State of Maryland, and being Lot No. 22, and the Southern half of Lot No. 21, said Lot No. 22 fronting fifty feet on the West side of College Avenue, and running back an equal width one hundred and eighty-two feet to an eighteen foot alley, and the Southern half of Lot No. 21 fronting twenty-five feet on the West side of said College Avenue, and